

Town of Nolensville
Planning Commission Meeting
Regular Meeting
January 13, 2005
7:00 P.M.
At Nolensville Elementary School

Members in attendance were as follows: James Clark, Bob Haines, Frank Wilson, Rick Fisher, Willis Wells, Charles Knapper, Larry Gardner, Kristi McArthur, and Jimmy Alexander.

Staff present: Dana Ausbrooks, Dave Ausbrooks, Bill Terry, Richard Woodroof, and Tonia Smith.

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of minutes

Frank Wilson made a motion to approve the minutes, seconded by Rick Fisher, passed unanimously.

Agenda Item IV- Elect Officers

Nomination for Chairman for the Planning Commission:

Rick Fisher stated he would like to nominate Willis Wells to continue his position as Chairman for the Planning Commission. No other nomination was made. Charles Knapper stated he would like Willis Wells to continue this position by acclamation. Rick Fisher made a motion for Willis Wells to continue his position as Chairman, seconded by Bob Haines, passed unanimously.

Nomination for Vice President for the Planning Commission:

Frank Wilson stated he would like to nominate Rick Fisher for Vice President. No other nomination was made. Mayor Knapper stated that Rick Fisher has held this position in the past and recommended they allow Rick Fisher to continue this position by acclamation. Frank Wilson made a motion for Rick Fisher to continue position as Vice President, seconded by Bob Haines, passed unanimously.

Nominations for Secretary for the Planning Commission:

Mayor Knapper stated that Larry Gardner has held this position in the past and recommended they allow Larry Gardner to continue this position by acclamation. Mayor Knapper made a motion to allow Larry Gardner to continue as Secretary of the Planning Commission, seconded by Rick Fisher. No other nominations. Passed unanimously.

Agenda Item V- Citizen Comments

There were no citizen comments.

Agenda Item VI- New Business

a.) Nolensville Road Widening Recommendations

Larry Gardner stated he like the alternative that shows two lanes going north and south.

Charles Knapper stated he felt like the Planning Commission has not had enough time to review these alternatives and discuss them.

Charles Knapper also stated the Planning Commission and the Board of Mayor and Aldermen should have a workshop to further discuss these recommendations of widening Nolensville Road.

Bill Terry stated he felt the board should hear what Gillian Fischbach's review of the widening of Nolensville Road is since she's in the process of doing the Major Thoroughfare plan for Nolensville.

Willis Wells stated by acclamation the boards have a workshop to discuss further.

b.) Land Use Study

Bill Terry presented his land use study to the Planning Commission.

There was heavy discussion on the land use study.

Frank Wilson asked, "How long would it take to have this in effect?"

Charles Knapper stated it would have to go before the Board of Mayor and Aldermen with two readings and a public hearing. He also stated he would like for the Planning Commission to choose one of the alternative tonight so we may move forward with this.

Charles Knapper made a motion to accept alternative B as follows:

Alternative B is to permit commercial development along Nolensville Road in certain locations, but with strong regulatory controls and performance standards. While this alternative would strongly resemble a strip development pattern, the controls and standards can temper many of the adverse impacts of a typical commercial strip. Any such development should incorporate the following characteristics:

- Parking lots between a storefront and the road should be limited. Most parking should be located in the rear or along a side of the principal building.
- Landscaping and buffering should be extensive, and street trees should be incorporated in the plans.

- Curb cuts and access roads should be shared by multiple properties thereby avoiding a curb cut for each individual lot.
- Buildings should be located close to the road to form a streetscape of storefronts with wide sidewalks to encourage pedestrian use and access, and storefronts should include windows and attractive architectural features.
- Long, unbroken expanses of walls should be avoided.
- Signage should be designed to compliment the building and the streetscape.
- Access to properties located behind the commercial uses should be guaranteed and incorporated into development site planning.
- At some point an edge of intense commercial development has to be established to stop the unlimited extension of the commercial district and the resultant sprawl that can ensue. Without a limit, the amount of zoned property can far exceed the actual demand for commercial property, and a scattered pattern of development is assured.

Frank Wilson seconded the motion. The motion passed 8 (James Clark, Bob Haines, Frank Wilson, Rick Fisher, Charles Knapper, Larry Gardner, Kristi McArthur, and Jimmy Alexander) to 1 (Willis Wells) abstained.

c.) Yazdian Property for Rezoning

Mike Anderson (engineer for Yazdian Property) stated this is sixteen (16) acres along Nolensville Road and that the back part of the property, they would like to donate to Williamson County Park Board for Soccer Fields. He also stated that Fred and Sam Yazdian are here tonight if you have any question for them.

Richard Woodroof stated they are here tonight asking for rezoning of this property.

Rick Fisher made a motion to approve Yazdian Property to be rezoned as Commercial Services, seconded by Frank Wilson. Motion passed (6) Jimmy Alexander, Willis Wells, Charles Knapper, Rick Fisher, Frank Wilson, and Bob Haines were for approval and (3) Kristi McArthur, Larry Gardner and James Clark against.

d.) Blue Bell variance Haley Ind. Drive

Richard Woodroof stated the subdivision regulation as follow:

Minimum Requirements for Issuance of Building Permits

No building permits shall be issued until the applicant has completed construction of the road subgrade and 4-inches of pug-mill stone base as defined herein, and installation of the stormwater drainage system, domestic water, fire hydrants, and water supplies for fire protection and sanitary sewer mainlines as defined herein.

Building Permits may only be issued upon inspection by the Town Engineer confirming that this requirement has been met, and receipt by the Town Planner of notice that such installation has occurred. If the roadway will need to be trenched, coordination with the Town Engineer is required. The applicant, builder and utility will be responsible for providing access and emergency access across any trench.

Richard Woodroof stated that Blue Bell is here asking for variance for property so they may start the project.

Staff recommendation is for approval with conditions that a C/O not be issued until all requirement meet with the Subdivision regulations.

Frank Wilson made a motion to approve Blue Bell variance Haley Industrial Drive with the condition that a Certificate of Occupancy would not be issued until the requirement meet the standards called out in the subdivision regulation. Bob Haines seconded the motion, passed unanimously.

e.) Nolensville Family Care

Jerald Gray (Ragan Smith Associates) stated he would address the comments that Richard Woodroof sent to him.

Bill Terry stated some of the issues that were on Richard Woodroof comments that have not been address and he also stated the building is over 20,000 square feet.

Bob Thorn (architect for project) stated they would address the maximum of 20,000 square feet by taking away 8 feet of the building.

Larry Gardner asked, "Would these building be doctor's offices?"

Charles Knapper stated he has spoken with Dr. Thompson. He said that Williamson County has signed a contract to let him purchase the building and lease it out.

Jimmy Alexander stated as part of this approval, he would like to see sidewalks and a collection/ opening to the stores parking lot.

Charles Knapper stated there was an eight (8) foot easement in the ten (10) year street improvement of Oldham Drive.

Charles Knapper made a motion to approve with the following conditions:

Building shall not exceed 20,000 square feet.

Sheet C1

1. Show existing water lines.
2. Provide adjoining property owners and zoning districts.

3. Show any driveways that may be across Oldham Drive from the subject property.
4. Provide existing width of Oldham Drive and right-of-way.
5. The sewer system is owned by Metro Water Services. A different reference is needed.

Sheet C2

1. Indicate the amount of green space required and provided.
2. Indicate the height of the building in feet.
3. In note a of side data, shouldn't setback lines be measured from the property line?
4. In note 4, add the Town Engineer to the end of the sentence.
5. Provide number of employees in the largest shift.
6. The parking lot has 11 spaces between islands at the front of the new addition. The maximum is 9.
7. The distance from the parking lot to the west property line is shown as 7 feet as required. It scales out as 6 feet. Assure compliance with the 7-foot requirement at construction.
8. The pavement legend shows medium duty pavement. The diagram on C4 indicates heavy-duty pavement. Provide the proper pavement designation.

Sheet C3

1. Show water service and nearest fire hydrant.
2. In note 3 of water and sewer notes, correct the reference to the City of Franklin.

Sheet C4

1. Provide a detail for the entire dumpster enclosure.
2. See note above relative to heavy or medium duty pavement.

Sheet L1

1. Does the tree line include any trees 8" or over to be saved or removed? If so, they should be shown. Should the tree line have tree protection from construction activity?
2. The site needs 4 street trees.
3. Label the location of the bufferyard.
4. Indicate the type of watering system: either an underground irrigation system or a hose attachment within 200 feet of all materials.
5. Two parking lot islands contain both light fixtures and canopy trees. How can these works?
6. In the plant schedule list some species of plants are indicated that are not on the recommended species list.
7. The property located adjacent to the east property line is residential. It will have to meet the bufferyard and screening requirements.

Sheet SL1

1. See above comment relative to parking lot islands.

Elevations Sheet

1. Is any new signage to be included?
2. Provide color rendering of building.
3. Provide 2 cross-sectional profiles, perpendicular to the other, showing structures and existing and proposed grades.

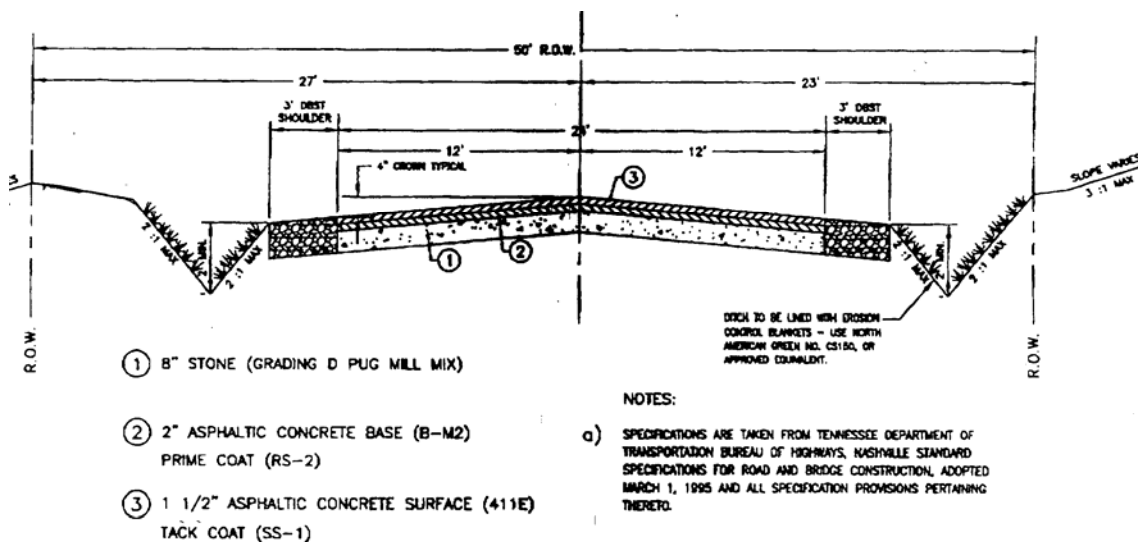
Larry Gardner seconded the motion, passed eight (8) voting for (Bob Haines, Frank Wilson, Rick Fisher, Willis Wells, Charles Knapper, Larry Gardner, Kristi McArthur, and Jimmy Alexander) and James Clark Abstaining.

f.) Carrel McCullar Minor Site Plan

Richard Woodroof stated Mr. McCullar is asking the Planning Commission for approval to combined six lots into one. The back half of the building is a gym and in our zoning regulation we do not allow offsite parking.

Rick Fisher made a motion to combine the six lots into one; Frank Wilson seconded the motion, passed unanimously.

g.) Proposed design of Clovercroft Road



CLOVERCROFT ROAD - WILSON PROPERTY - TYPICAL SECTION

Willis Wells made a motion to approve the proposed design of Clovercroft Road with the 50-foot right a way as shown in the above drawing. Charles Knapper seconded the motion, passed Willis Wells, Charles Knapper, Jimmy Alexander, Kristi McArthur, Larry Gardner, James Clark, and Bob Haines for and Rick Fisher against and Frank Wilson rescued himself.

h). Driveway layout for Bent Creek

Richard Woodroof stated that Dee Smith from Turnberry Homes is here to ask the Planning Commission for approval to have the driveways eight (8) foot wide.

Dee Smith stated that a standard garage door is eight (8) foot wide. She also stated that they would alternate the houses so there would not be driveways side by side.

Charles Knapper made a motion to approve the eight (8) foot driveway with the twenty-four (24) foot turn around. Frank Wilson seconded the motion, motion passed 5 to 4. Willis Wells, Charles Knapper, Rick Fisher, Frank Wilson and Bob Haines voted for the approval and Jimmy Alexander, Kristi McArthur, Larry Gardner, and James Clark voting against.

i.) Sunset Road Design

Cliff Smith from Greham, Smith, and Partners discussed with the Planning Commission the roadway improvements for Sunset Road. The Mayor asked to have the proposed plans reviewed by Gillian Fischbach for approval.

j.) McFarlin Property Development

Bill Charles from Land Management Group (developer) and Mike Develiz from Stantec (engineer) did a presentation for the McFarlin Property.

Bill Charles stated that this property is in Williamson County and that they wanted to show it to the Planning Commission. It has not been submitted to the county.

Agenda Item VII- Old Business

a.) Monthly Bond Report

Rick Fisher made a motion to accept the Bond Report. Frank Wilson seconded the motion, passed unanimously.

Agenda Item VIII- Other Business

Charles Knapper stated that in the Tennessee Codes in 13-7-403 (Historic Zoning Commission) it reads: The local legislative body shall create a historic zoning commission of no less than five (5) and no more than nine (9) members which shall consist of local patriotic or historical organization. The Town of Nolensville Ordinance states that no more than five (5) members.

Charles Knapper made a motion to change the ordinance to read: no less than five (5) and no more than nine (9) members. Rick Fisher seconded the motion, passed unanimously.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 10:24 P.M.

Larry Gardner
Secretary for the Planning Commission

Date